

FOR SALE

ELM BUSINESS PARK OFFICE CONDO

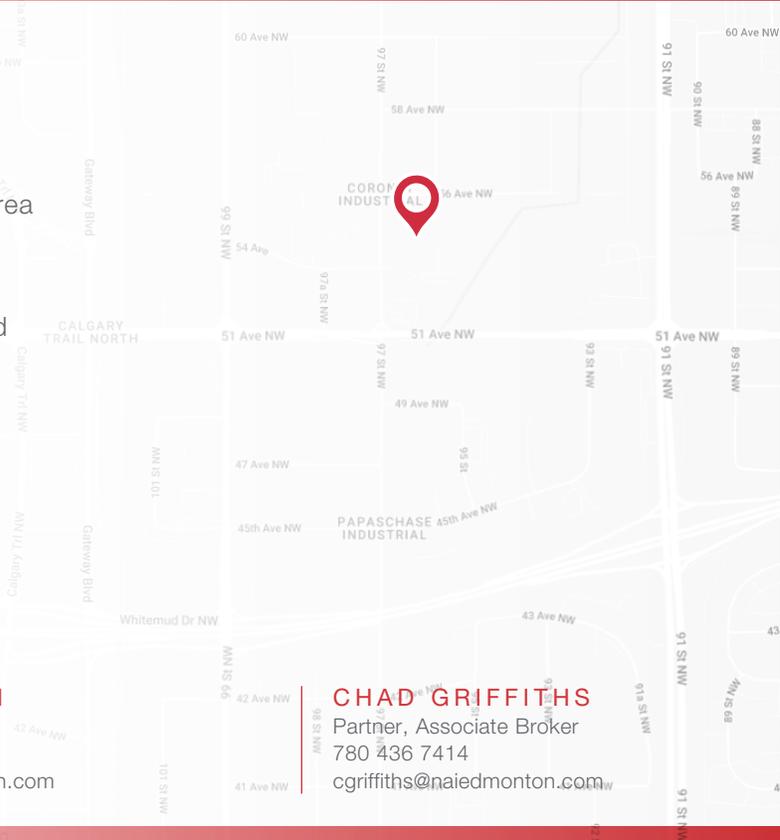
NAI Commercial



307, 9488 - 51 AVENUE | EDMONTON, AB | BUILDING I THIRD FLOOR UNIT

PROPERTY DESCRIPTION

- 1,004 sq.ft.± office space for sale
- Open layout with one built out office and file/copy room area
- Common area washrooms and elevator accessible
- Easy access to Whitemud, Calgary Trail and Gateway Blvd
- Accessible to public transit
- Fibre optics onsite



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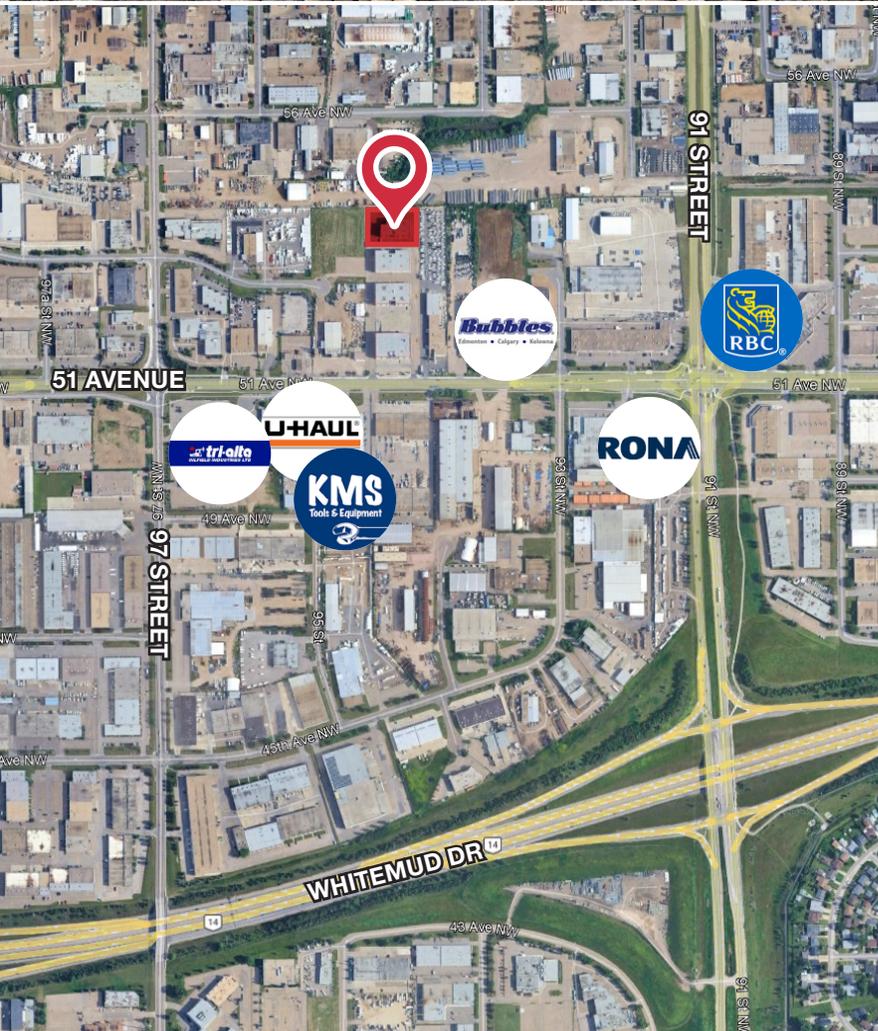


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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Condo Plan 1023472, Unit 8
AREA AVAILABLE	Unit 307: 1,004 sq.ft.±
AVAILABLE	Immediately
ZONING	BE - Business Employment
PARKING	3.5 stalls/1,000 sq.ft. Surface Parking: \$0.00 Underground Parking: \$130.00 (Parking is not titled or assigned)
YEAR BUILT	2008
CONDO FEES	\$567.81 per month (Includes heat, power, insurance, property management and common area costs)
PROPERTY TAXES	\$7,675.94 (2025)
SALE PRICE	\$224,900.00





NEARBY AMENITIES

SERVICES

- + Rona
- + Bubbles Car Wash
- + U Haul
- + Co-Op Gas Bar
- + Avis & Budget Car Rentals
- + BMO
- + RBC
- + Shell
- + Strathcona Eco Station
- + Scotiabank
- + TD Canada Trust

FOOD & RESTAURANTS

- + Subway
- + The Sandwich Project
- + Fifendekel
- + Italian Centre Shop
- + Sawmill Steak House
- + Bagel Bar
- + Boston Pizza
- + Tim Hortons
- + Starbucks
- + A&W
- + Peter's Drive-in
- + Wild Rose Cakes

RETAIL & HEALTH

- + Shoppers Drug Mart
- + Real Canadian Superstore
- + Mud, Sweat & Gears
- + Southgate Centre
- + de Boer's Golf Shop
- + Blocs Climbing Gym
- + EVP Centre

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